

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessments	\$34,924.69	\$37,791.67	(\$2,866.98)	\$329,175.07	\$340,125.03	(\$10,949.96)	\$453,500.00
4001-00 Assessment- Pool Access	560.00	-	560.00	5,740.00	-	5,740.00	-
4010-00 Assessment-Insurance	20,972.45	-	20,972.45	130,558.30	-	130,558.30	-
4020-00 Special Assessment	-	-	-	47.90	-	47.90	-
4030-00 Late Fees	-	-	-	1,624.00	-	1,624.00	-
4040-00 Violation Income	110.00	-	110.00	675.00	-	675.00	-
4080-00 Transfer Fees	(983.00)	-	(983.00)	1,000.00	-	1,000.00	-
4081-00 Clubhouse Rental Income	1,200.00	833.33	366.67	9,645.00	7,499.97	2,145.03	10,000.00
4085-00 Setup Fee	(250.00)	-	(250.00)	-	-	-	-
4510-00 Interest Income - Reserve	1,988.22	1,250.00	738.22	17,422.47	11,250.00	6,172.47	15,000.00
Total ASSESSMENT INCOME	\$58,522.36	\$39,875.00	\$18,647.36	\$495,887.74	\$358,875.00	\$137,012.74	\$478,500.00
Total OPERATING INCOME	\$58,522.36	\$39,875.00	\$18,647.36	\$495,887.74	\$358,875.00	\$137,012.74	\$478,500.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Contract	650.00	650.00	-	5,850.00	5,850.00	-	7,800.00
5005-00 Contract Property Manager	1,300.00	1,300.00	-	11,700.00	11,700.00	-	15,600.00
5015-00 Printing, Copies & Postage/ Office Supplies	23.62	291.67	268.05	414.59	2,625.03	2,210.44	3,500.00
5020-00 Website	130.60	216.67	86.07	1,496.08	1,950.03	453.95	2,600.00
5040-00 Audit/Tax / License/Permits	-	416.67	416.67	6,731.95	3,750.03	(2,981.92)	5,000.00
5045-00 Legal Services	1,147.50	416.67	(730.83)	1,544.00	3,750.03	2,206.03	5,000.00
5051-00 Insurance - Liability	-	-	-	148,316.91	150,000.00	1,683.09	150,000.00
5080-00 Security	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
5090-00 MISC- Admin/Storage	-	150.00	150.00	581.40	1,350.00	768.60	1,800.00
Total ADMINISTRATIVE	\$3,251.72	\$3,566.68	\$314.96	\$176,634.93	\$182,100.12	\$5,465.19	\$192,800.00
GROUNDS MAINTENANCE							
5300-00 Grounds- Contract	4,720.00	4,733.33	13.33	37,765.81	42,599.97	4,834.16	56,800.00
5320-00 Landscape- Other	85.00	1,250.00	1,165.00	6,427.72	11,250.00	4,822.28	15,000.00
5325-00 Tree Trim/Removal	-	750.00	750.00	730.00	6,750.00	6,020.00	9,000.00
Total GROUNDS MAINTENANCE	\$4,805.00	\$6,733.33	\$1,928.33	\$44,923.53	\$60,599.97	\$15,676.44	\$80,800.00
UTILITIES							
5710-00 Electricity	2,152.00	1,000.00	(1,152.00)	8,452.00	9,000.00	548.00	12,000.00
5720-00 Gas	22.35	191.67	169.32	1,636.02	1,725.03	89.01	2,300.00
5750-00 Water & Sewer	105.74	83.33	(22.41)	833.49	749.97	(83.52)	1,000.00
5760-00 Trash	2,300.00	2,341.67	41.67	20,760.00	21,075.03	315.03	28,100.00
5770-00 Telephone/Wifi	120.00	141.67	21.67	1,080.00	1,275.03	195.03	1,700.00
Total UTILITIES	\$4,700.09	\$3,758.34	(\$941.75)	\$32,761.51	\$33,825.06	\$1,063.55	\$45,100.00
AMENITIES							
6000-00 Pool Contract	700.00	700.00	-	6,250.00	6,300.00	50.00	8,400.00
6010-00 Pool Repairs & Maint	-	1,116.00	1,116.00	1,373.92	6,700.00	5,326.08	6,700.00
6055-00 Clubhouse Repairs & Maint	608.50	833.33	224.83	5,889.03	7,499.97	1,610.94	10,000.00
Total AMENITIES	\$1,308.50	\$2,649.33	\$1,340.83	\$13,512.95	\$20,499.97	\$6,987.02	\$25,100.00
REPAIRS & MAINTENANCE							
6505-00 Building Refurbish	-	5,166.67	5,166.67	29.66	46,500.03	46,470.37	62,000.00
6510-00 Building Maintenance/Repairs	2,349.21	3,333.33	984.12	17,585.61	29,999.97	12,414.36	40,000.00
6521-00 Roof Repairs	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
6522-00 Foundation Repairs	-	2,500.00	2,500.00	31,731.00	22,500.00	(9,231.00)	30,000.00
6525-00 Gutter Maint/Cleaning	-	-	-	-	-	-	7,500.00
6586-00 Misc Expense	-	166.67	166.67	140.45	1,500.03	1,359.58	2,000.00
6595-00 Lighting Repairs & Maint	260.70	-	(260.70)	260.70	-	(260.70)	-
6640-00 Termite Contract	-	1,916.67	1,916.67	23,000.00	17,250.03	(5,749.97)	23,000.00
6650-00 Pest Contract	1,100.00	-	(1,100.00)	4,400.00	3,300.00	(1,100.00)	4,400.00
Total REPAIRS & MAINTENANCE	\$3,709.91	\$13,500.01	\$9,790.10	\$77,147.42	\$124,800.09	\$47,652.67	\$173,900.00
RESERVE EXPENSES							

Income Statement - Operating

RIVER PLANTATION SECTION 8 HOA

09/01/2025 to 09/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8505-00 Capital Expense- Roof Replacement	\$-	\$-	\$-	\$81,843.00	\$82,000.00	\$157.00	\$82,000.00
Total RESERVE EXPENSES	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$81,843.00</u>	<u>\$82,000.00</u>	<u>\$157.00</u>	<u>\$82,000.00</u>
Total OPERATING EXPENSE	<u>\$17,775.22</u>	<u>\$30,207.69</u>	<u>\$12,432.47</u>	<u>\$426,823.34</u>	<u>\$503,825.21</u>	<u>\$77,001.87</u>	<u>\$599,700.00</u>
Net Income:	<u>\$40,747.14</u>	<u>\$9,667.31</u>	<u>\$31,079.83</u>	<u>\$69,064.40</u>	<u>(\$144,950.21)</u>	<u>\$214,014.61</u>	<u>(\$121,200.00)</u>

CASH - OPERATING			
10-1001-00	Pinnacle - Operating 9517	\$61,490.29	
10-1002-00	Pinnacle - Reserve 9533	427,696.70	
10-1007-00	Pinnacle - 9525	288,063.23	
Total CASH - OPERATING:			<u>\$777,250.22</u>
Total Assets:			<u>\$777,250.22</u>
Liabilities & Equity			
CURRENT LIABILITIES			
20-2050-00	Clearing Acct	(481.27)	
20-2100-00	Prepaid Assessments	18,078.45	
Total CURRENT LIABILITIES:			<u>\$17,597.18</u>
EQUITY			
30-3100-00	Retained Earnings	690,588.64	
Total EQUITY:			<u>\$690,588.64</u>
	Net Income Gain / Loss	<u>69,064.40</u>	
Total Liabilities & Equity:			<u><u>\$777,250.22</u></u>